

Preface

Traditional Neighborhood Developments (TND) evoke the feeling of the communities that were built at the turn of the century, when neighborhoods acted as the foundation of strong communities. Their design in terms of the layout of the parcels and buildings, the mixture of land uses and the architecture of the buildings creates an environment that is walkable, conducive to neighborliness, and is attractive to many types of residents from singles to young families, to empty-nesters. This type of development also attracts a variety of businesses that are scaled to meet the needs of the neighborhood for convenience goods, services, and places to meet, relax, or eat. TND developments have become increasingly popular around country and with more frequency in North Carolina.

The research and development of the Traditional Neighborhood District amendment to the Unified Development Ordinance was a joint project of the City of Greensboro's Housing & Community Development and Planning departments. In researching what would be appropriate for Greensboro it became clear that there was a significant interest among the development community. It also became clear that many of the TND concepts needed to be clarified.

This document is intended to illustrate some of the concepts intended for the Traditional Neighborhood District. It is not a complete reference for all regulations related to the development of a TND. For example, a permitted use table is not included but can be found in the UDO.

If you are interested in discussing further a Traditional Neighborhood development, please contact the Planning Department at 373-2144.

Chapter 30

30-1-3.15 Traditional Neighborhood District Purposes

The traditional neighborhood district regulations are found by the City Council to be necessary and appropriate to:

- (A) Establish neighborhoods that are limited in size and oriented toward pedestrian activity;
- (B) Encourage a desirable mix of uses in close proximity to each other;
- (C) Allow a mix of housing types to serve persons of various ages and income levels;
- (D) Develop a network of interconnecting streets and blocks that shorten travel distances, lessen congestion in the streets, promote walking, and promote frequent contacts among neighbors;
- (E) Create a coordinated transportation system with appropriately designed facilities for pedestrian, bicycle, public transportation, and automotive vehicles;
- (F) Provide and emphasize safe and inviting public open spaces such as squares, parks and greenways, and integrate them into the neighborhood pattern for the active and passive enjoyment of neighborhood residents;
- (G) Provide prominent sites for civic buildings;
- (H) Provide commercial and employment opportunities which are easily accessible to neighborhood residents;
- (I) Create neighborhoods with a distinct sense of place and character;
- (J) Provide predictable and reliable patterns of neighborhood development and qualities of urban design; and
- (K) Discourage sprawl and produce an efficient pattern of development that imposes lower per-capita service costs upon the City.

30-2-2.3 Dwellings

Single Family Attached Dwelling: A townhouse dwelling or a twin home dwelling.

30-2-2.7 General

BLOCK LENGTH. The distance, measured along each side of a street, between one intersecting through street (not a cul-de-sac or loop street) and the next intersecting through street.

BUSINESS INCUBATOR. The aggregation of one or more small, start-up firms in the same location with affordable office space, business equipment and services, planning assistance and counseling services, for the purpose of encouraging neighborhood-based business growth and stability through job creation, economic diversification, rehabilitation and reuse of existing buildings, and enhancement of a neighborhood's image as a center for innovation and entrepreneurship. A business incubator typically limits the length of tenancy so that there are continuous opportunities for new firms to participate in the business incubator environment.

30-2-2.12 Streets and Drives

ALLEY. A roadway set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street. An alley is designed to have a pavement width narrower than that required for a street.



30-2-2 DEFINITIONS

30-2-2.13 Traditional Neighborhood Developments

ARTISANS AND CRAFTS. The practice of a trade or handicraft by a skilled worker or craftsman.

BLOCK FACE. A specific side of a block that is referenced in relationship to the setback, bulk, height, or uses on that block.

BUILD-TO LINE. The line at which construction of a building is to occur on a lot. A build-to line runs parallel to the front property line and is established to create an even building façade line on a street. (see Figure 1)

BUILD-UP LINE. A horizontal line which establishes a building height precedent. (see Figure 2)

GREEN SPACE. An open space available for unstructured recreation consisting of grassy areas and trees.

LOCAL COMMERCIAL STREET. A street in a commercial or mixed use neighborhood in a Traditional Neighborhood District whose primary function is to provide access to abutting properties.

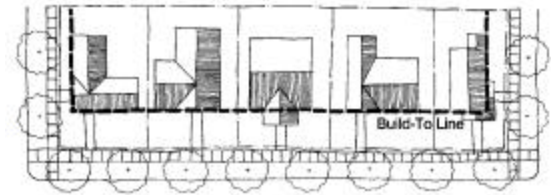
PLAZA. An open space at the intersection of important streets or adjacent to important structures, set aside for civic purposes and commercial activity, which may include parking, consisting of durable pavement and formal tree plantings.

PRESERVE. Open space that preserves or protects a critical environmental feature or other natural feature.

STREETSCAPE. The area within a street right-of-way that contains sidewalks, street furniture, landscaping, and/or trees.

SQUARE. An open space consisting of paved walks, lawns, trees, and civic buildings that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes.

TOWN ARCHITECT. An architect retained by the developer of an approved Traditional Neighborhood Development Plan to review architectural plans for new structures within a Traditional Neighborhood District for conformance with adopted architectural standards.



Build-To Line – Figure 1



Build-Up Line – Figure 2

TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN. A master site plan for the development of one or more compact, mixed use, pedestrian-oriented neighborhoods to be located in the Traditional Neighborhood District, upon zoning approval, which includes a list of permitted uses and standards and a defined set of design guidelines for physical improvements and public spaces.

TRADITIONAL NEIGHBORHOOD OPEN SPACE. Land dedicated to the public or designated by a development plan for the use, benefit and enjoyment of all residents, which may include green space, greenways, parks, plazas, preserves, and squares.

30-3-12.2(A) Authorized Submission

(A) Authorized Submission: The City Council; any local Board, Commission, or Department; or any person who resides or owns property within the City may submit an application to amend the Official Zoning Map, provided that any application shall be filed at least twenty-four (24) days before the meeting of the Zoning Commission at which such an application is to be considered. See Section 30-3-13 (Conditional Use Districts and Conditional Use Permits), Section 30-3-17 (Zoning Changes in Historic Districts), Section 30-4-2 (Traditional Neighborhood District Requirements), and Section 30-4-3 (Planned Unit Development District Requirements) for additional requirements applicable to those districts.

30-4-1.1 General Use Districts

(H) Traditional Neighborhood:

TN1 TRADITIONAL NEIGHBORHOOD DISTRICT

The TN1 Traditional Neighborhood District is intended to establish land use and design standards to be applied specifically in neighborhoods where a variety of uses are permissible in accordance with general standards. Foremost among these standards is adherence to an approved Traditional Neighborhood Development Plan. TN1 districts are designed to be walkable, pedestrian- and transit-oriented communities, and generally are organized so that the distance from the edge of each neighborhood in the district to the center is about ¼ mile. This development concept is intended to perpetuate and extend the predominant pattern of urban development prior to World War II and to encourage a vibrant community of mixed uses. The TN1 District must include a variety of building types in accordance with the approved Traditional Neighborhood Development Plan, including attached and detached single family, multifamily, mixed-use, business and civic buildings.

Figure 3

30-4-2 TRADITIONAL NEIGHBORHOOD DISTRICT REQUIREMENTS

30-4-2.1 Establishment of a Traditional Neighborhood Development Plan (see Figure 3)

- (A) Plan Approval and Rezoning: An application to rezone property to the TN1 Traditional Neighborhood District may only be made in conjunction with the preparation of a Traditional Neighborhood Development Plan for the project site and its adoption by the Planning Board. The filing of such an application is a pronouncement by the applicant of intent to adhere to a higher standard of design and to place a premium upon the long-term livability and attendant value appreciation of the development. It is also an acknowledgment that the developer will assume the risks inherent in larger up-front costs in order to make fuller utilization of land and to discourage sprawl. The process leading to the zoning map amendment for a TN1 zone includes a pre-submittal meeting, the submission of a complete set of the proposed Traditional Neighborhood Development Plan elements, the technical review of that Plan, the approval by the Planning Board of the Traditional Neighborhood Development Plan, an application for the proposed zoning map amendment, a public hearing on the zoning map

amendment, and the adoption of the zoning map amendment.

- (B) Pre-submittal Meeting: A pre-submittal meeting shall be held between the Planning Department representatives and the applicant to acquaint staff with the proposed development, provide the applicant with preliminary staff comments, and identify major concerns or the need for additional data.
- (C) Neighborhood Meetings: The applicant is encouraged to hold informative plan development and refinement meetings, or a charette, at which residents and property owners in and near the affected property are invited to participate.
- (D) Traditional Neighborhood Development Plan Submission Elements: The proposed Traditional Neighborhood Development Plan shall include the following elements and shall be submitted to the Technical Review Committee in accordance with Appendix 2 Map Standards (A-2-1 Number of Filing and Review Copies to be submitted):
 - (1) Topographical map of the project site at two (2) foot intervals;
 - (2) List of project-specific land uses;
 - (3) List of project-specific site development standards, including standards in, or standards to stand in lieu of those in, Table 30-4-6-6 (Traditional Neighborhood District Dimensional Requirements); Section 30-4-7 (Supplementary Dimensional Requirements); Section 30-4-8 (Accessory Building, Structure, and Use Requirements); Section 30-4-9 (Fences); Section 30-5-4 (Landscaping Requirements); Section 30-5-5 (Sign Requirements); Table 30-6-13-1 (Minimum Public Street Design Standards); Table 30-6-13-4 (Minimum Private Alley Standards for Traditional Neighborhood Districts); and Section 30-6-13.5 (Sidewalks);
 - (4) Location of streets and public open spaces;
 - (5) Location of residential, commercial, and civic buildings and lots;
 - (6) Location and amount of land in flood hazard areas and any other lands not suitable for development;
 - (7) General location of any proposed watershed protection measures; and
 - (8) Any other information required by the Technical Review Committee to demonstrate conformance with the Traditional Neighborhood District purposes and standards.
- (E) Technical Review of the Proposed Traditional Neighborhood Development Plan: The Technical Review Committee shall review the proposed Traditional Neighborhood Development Plan for

adherence to the purposes of the Traditional Neighborhood District and consistency with the requirements of all applicable standards in this Ordinance and will forward its conclusions and recommendations to the Planning Board. Meeting minimum or maximum standards and/or guidelines will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.

- (F) Adoption of the Traditional Neighborhood Development Plan: A public hearing shall be conducted by the Planning Board to review and consider for adoption the proposed Traditional Neighborhood Development Plan.

30-4-2.2 Rezoning to TN1 District

- (A) Submission of Rezoning Application: At any time after the submission of a proposed Traditional Neighborhood Development Plan, a rezoning application may be submitted to request designation of a TN1 District. The TN1 Traditional Neighborhood District boundaries need not be coterminous with the boundaries of the Traditional Neighborhood planning area.
- (B) Application Contents: A completed application for a zoning map amendment to establish or enlarge a TN1 District shall consist of the following elements:
- (1) A rezoning application prepared in accordance with Section 30-3-12.2 (Procedure); and
 - (2) The Traditional Neighborhood Development Plan approved by the Planning Board. That adopted Plan shall be referenced in any ordinance granting zoning to the subject land as a TN1 Traditional Neighborhood District, and thenceforth that adopted Plan shall be a standard to which conformance of development within the zone is measured.
- (C) Zoning Commission: Once the completed application has been received, it shall be scheduled for public hearing at the Zoning Commission in accordance with Section 30-3-12.2 (Procedure).

30-4-2.3 Conformance to the Adopted Development Plan

Once a Traditional Neighborhood Development Plan has been adopted, and the area has been rezoned to the TN1 District, minor changes in the location, siting, or use of buildings or deviations from the Dimensional Standards shown in Table 30-4-6-6 (Traditional Neighborhood District Dimensional Standards) or

shown in the Plan may be authorized by the Technical Review Committee if required by engineering or other circumstances not foreseen at the time of Plan adoption. It is to be expected that certain housing types and land uses will sell or be filled faster than others. This normal and usual occurrence shall not justify the removal of housing types and land use types from the neighborhood mix, but it may justify adjustments of the percentages of the neighborhood devoted to various uses.

30-4-2.4 Phased Development

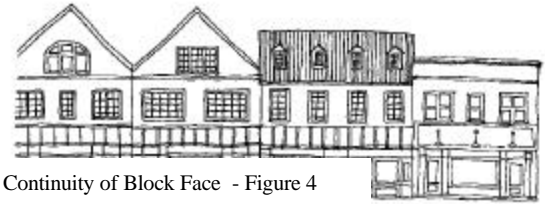
Development occurring in phases shall meet the following requirements:

- (A) **Numbering:** All phases shall be shown on the adopted Traditional Neighborhood Development Plan and numbered in the expected order of development. Changes to the order of development may be approved by the Technical Review Committee.
- (B) **Final Plat Prerequisites:** No final plat for a phase of a Traditional Neighborhood Development shall be approved unless:
 - (1) All common facilities included in previous phases have been started; and
 - (2) There is no violation of the Traditional Neighborhood Development Plan in any previous phase.

30-4-2.5 Design Guidelines for TN1 Districts

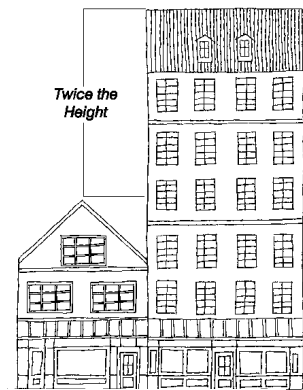
- (A) Traditional Neighborhood Development Architectural Standards:
 - (1) The use of architectural standards is not a requirement of this section. However, their use is not only permitted but also endorsed as a means to heighten sense of place, character, appearance, and property value.
 - (2) If the developer desires such standards, they may be submitted at any stage in the development process for review and approval by the Technical Review Committee as being consistent with the Traditional Neighborhood Development Plan.
 - (3) A developer may chose to include approved architectural standards as part of the Traditional Neighborhood Development Plan.
 - (4) Approved architectural standards, if any, shall be enumerated in restrictive covenants recorded prior to the first building permit, and enforced by the owners' association.
 - (5) If architectural standards are employed, all architectural plans for new buildings, expansions, and remodelings, shall be

Design Guidelines for TN1

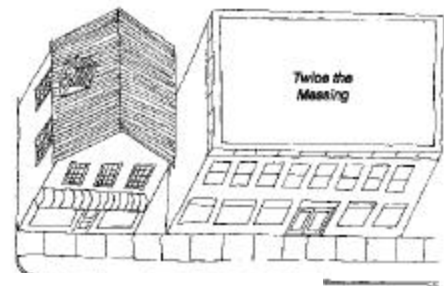


Continuity of Block Face - Figure 4

A building must incorporate architectural styles and design features, building materials, and colors complimentary to those used in surrounding buildings. Buildings should maintain base courses, maintain cornice lines in buildings of the same height, and extend horizontal lines of windows.



Twice the Height - Figure 5



Twice the Massing - Figure 6

A building may be twice the height, twice the massing, or twice both the height and massing of the building next to it, but may not exceed these standards.



reviewed by a Town Architect retained by the developer for conformance with the architectural standards and the Traditional Neighborhood Development Plan.

(B) General Design Guidelines in the TN1 Traditional Neighborhood District:

(1) Compatibility of Design:

- (a) Buildings within a block face must reflect a continuity of building scale at the building line. (see Figure 4)
- (b) A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and other minor building masses into the street setback are encouraged in order to create an interesting block character. Large street setbacks to accommodate parking lots in front of a building are prohibited.
- (c) In areas of mixed residential types, the height and massing of a building shall be no more than twice the height and massing of structures adjacent to or across the street from the building. (see Figures 5 & 6)
- (d) A commercial or mixed-use building must integrate its appearance with the area and shall not exceed twice the height and massing of adjacent buildings

(2) Human Scale Design: Human scale design typically reflects the elements listed below.

- (a) Buildings that avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are generally not allowed along street frontages. Where solid walls are required by building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or if the building is occupied by a commercial use, by using recessed or projecting display window cases; (see Figures 7 & 8)
- (b) Commercial structures that incorporate awnings or arcades, which may project over the sidewalk into the street right-of-way with city approval; (see Figures 9 & 10)
- (c) Ground floor retail, service, restaurant, and other commercial

Buildings With Long, Monotonous Walls - Figure 7

Buildings That Avoid Long, Monotonous Walls - Figure 8

Commercial Building with Awnings - Figure 9

Awnings and arcades are encouraged as a means to provide shelter from the weather and create a sense of human scale. Buildings should be designed to create street level interest and pedestrian comfort.



uses with display windows on a minimum of fifty percent (50%) of the first floor front to provide views into the interior of buildings; (see Figure 11)

- (d) Entrances and storefronts facing the street;
- (e) Doors, windows, balconies, porches, and roof decks with visibility of the street and other public spaces to encourage social interaction; (see Figure 12)
- (f) Porches generally as a significant element of the house design, located on the front or side of the dwelling; (see Figure 12) and
- (g) Rear vehicle access from an alley as a preference. However, if a garage is oriented toward the street, it must be located a minimum of twenty (20) feet behind the front façade of the principal structure. Freestanding garages and carport structures for multiple dwelling unit buildings must be designed to be integral with the building design or sited so as to avoid long and monotonous rows of garage doors and long monotonous building walls. (see Figures 13 & 14)

First floor commercial with a minimum of 50% display windows - Figure 11

Orient doors, windows, and porches toward street to encourage social interaction - Figure 12

- (C) Guidelines for the Provision of Traditional Neighborhood Open Space: The purpose of this subsection is to provide and emphasize safe and inviting traditional neighborhood open spaces such as squares, parks, and greenways, and to integrate them into the neighborhood pattern for the active and passive enjoyment of neighborhood residents. Traditional neighborhood open space should be incorporated as a fundamental element of the Plan. Traditional neighborhood open space should be planned and improved to be highly accessible and usable by persons living or working nearby. Except for areas designated as preserves, it should be cleared of underbrush and debris and may contain one or more of the following or similar improvements: landscaping, walks, benches, seating areas, fountains, ponds, ball fields and playground equipment. Significant stands of trees, streamside areas, and other valuable topographic features should be preserved within the open space areas. (see Figures 15 & 16)

Rear vehicular access to residence from alley is preferred - Figure 13

Garages oriented toward the street must be located a minimum of 20ft. behind the front façades of residences - Figure 14

Table 30-4-5-1 Permitted Use Schedule

30-4-5.3 Additional Requirements

The first example shows parks, open space, and greenways that were developed from leftover space and are not part of the neighborhood pattern. The second example shows parks, open space, and greenways that were planned for active and passive use and integrated into the neighborhood pattern.



(A) Traditional Neighborhood Districts:

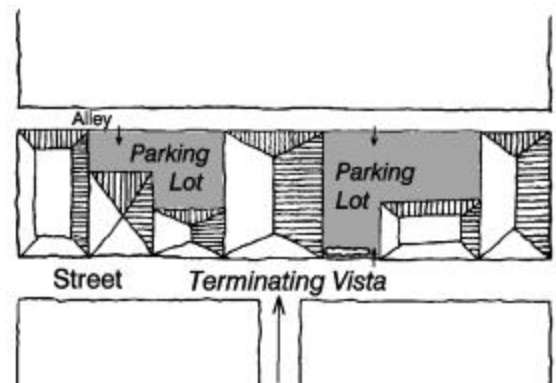
(1) Traditional Neighborhood District (TN1):

- (a) No more than three thousand (3,000) square feet of gross floor area per commercial use shall be permitted on a lot unless a greater floor area is established as a development condition in Section 30-5-2, Development Standards for Individual Uses.
- (b) Outside storage shall be prohibited.
- (c) Hours of operation shall be restricted to between 6:00 a.m. and midnight.
- (d) Drive-thru sales and services are not permitted.
- (e) Exterior lighting is limited to indirect illumination and safety lighting, and (for signs only) cut out letter lighting. All exterior lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties. Except for street lighting, no exterior lighting shall be located higher than fifteen (15) feet above ground or pavement.
- (f) Parking lots shall be located at the rear or at the side of buildings and shall be screened from the sidewalk by low walls, fences, or hedges. (see Figures 17 & 18)
- (g) Parking lots and garage doors are discouraged from fronting on the street. (see Figures 17 & 18)
- (h) Where possible, access to off-street parking areas shall be from the rear of the lot. (see Figures 17 & 18)
- (i) Parking lots and parking garages shall not abut street intersections, be adjacent to squares or parks, or occupy lots that terminate a vista. (see Figures 17 & 18)
- (j) Adjacent parking lots shall have vehicular connections via an alley or internally. (see Figure 19)
- (k) Where adjacent on any side to a residential use, an off-street parking area shall be adequately screened and landscaped to buffer the residential use in accordance with standards set forth in the adopted Traditional Neighborhood Development Plan.

Bad Use of Open Space - Figure 15

Good Use of Open Space - Figure 16

Poor Placement of Parking - Figure 17



- (I) Dwelling units may be provided on the upper levels of a building containing a first floor commercial or office use in accordance with the density set forth in Table 30-4-6-6.

30-4-6 DIMENSIONAL REQUIREMENTS

30-4-6.4 Traditional Neighborhood Districts

Dimensional requirements for the TN1 Traditional Neighborhood District are shown in Table 30-4-6-6. A developer may propose a modification of the dimensional requirements shown in Table 30-4-6-6 and it shall be reviewed in light of the Traditional Neighborhood Development Plan and in accordance with Section 30-9-11 (Modifications). Meeting minimum or maximum standards will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.

30-4-10.2(A) Vehicular Access to Public Street Required:

- (1) Every zone lot shall abut and have direct vehicular access to a publicly maintained street, except as provided below in this Section. No building or structure shall be constructed, erected, or placed on a zone lot that does not abut and have direct access to a publicly maintained street, except as provided below in this Section.

30-4-10.2 Street Access

- (F) Alleys: Paved alleys maintained by the owners' association or by the City may be used to meet access requirements for lots in Traditional Neighborhood Districts and Planned Unit Development Districts.

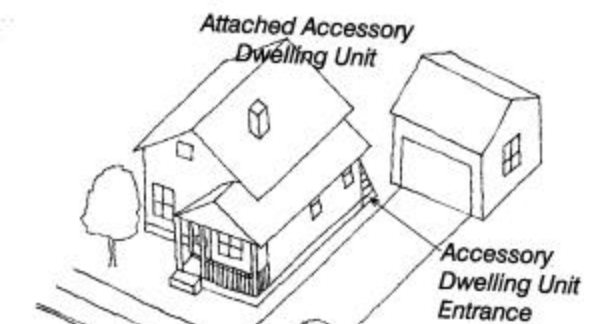
Good Placement of Parking - Figure 18

Adjacent parking lots shall have vehicular connections between - Figure 19

30-5-2 DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

30-5-2.3.1 Accessory Dwelling Units, Detached (on single-family detached lots)

- (A) Where Required: TN1 District
- (B) General:



Detached Dwelling Unit - Figure 20

- (1) No more than one accessory dwelling unit is permitted on the same lot with a principal dwelling unit.
- (2) The accessory dwelling shall be owned by the same person who owns the principal dwelling unit.
- (3) The accessory dwelling shall not be served by a driveway separate from that serving the principal dwelling unless the accessory dwelling is accessed from a rear alley and the principal dwelling is accessed from a street.
- (4) The accessory dwelling shall be housed in a building not exceeding six hundred and fifty (650) square feet of first floor area (maximum footprint); the structure may be dwelling only or may combine dwelling with garage, workshop, studio, or similar use. (see Figure 21)
- (5) The accessory dwelling shall be located to the rear of the principal dwelling. (see Figure 20)

Attached Dwelling Unit - Figure 21

30-5-2.13.5 Artisans and Crafts

- (A) Where Required: TN1 Districts
- (B) Operation: The use may be practiced in a commercial space or as a home occupation in a detached accessory structure; where located in a detached accessory structure, the hours of operation for the use will be no earlier than 7:00 a.m. and no later than 10:00 p.m.

30-5-2.15 Athletic Fields

- (A) Where Required: AG, all residential, TN1, LO, and NB Districts
- (B) Access: All athletic fields shall have primary access to collector or thoroughfare streets, except in the TN1 District.
- (C) Operation: In the TN1 District, hours of operation will be no earlier than 7:00 a.m. and no later than 10:00 p.m.
- (D) Lighting: Outdoor lighting associated with the use shall not shine directly into yards of a residential use nor into the windows of a residential structure.
- (E) Screening: In the TN1 District, service areas will be separated by an opaque screen from the view from any street and from abutting properties; chain link and similar fencing materials, if used, shall be planted on the exterior side.

30-5-2.16.5. Automotive Parking

- (A) Where Required: TN1 District

- (B) Use Limitation: Automotive parking shall be allowed as a principal use only in such instances where the lot or structure functions as a shared parking lot providing required off-street parking for nearby uses.

30-5-2.17 Banks, Savings and Loans, or Credit Unions

- (A) Where Required: TN1, GO-M, GO-H, and CP Districts.
- (B) Maximum Floor Area: The gross floor area shall not exceed three thousand (3,000) square feet in the TN1 District. The total direct customer service floor space shall not exceed four thousand (4,000) square feet in the GO-M, GO-H, and CP Districts.
- (C) Drive-Thru Teller Services: Drive-thru teller services shall be prohibited in the TN1 District. In the GO-M, GO-H, and CP Districts, the point of service for window tellers, remote tellers, or automated teller machines (ATMs) shall be located no closer than seventy-five (75) feet to residentially zoned property.

30-5-2.22.5 Business Incubators

- (A) Where Required: TN1 District.
- (B) Maximum Floor Area: 18,000 square feet of gross floor area.
- (C) Outdoor Storage: No outside storage or display of items associated with the business incubator is permitted.
- (D) Parking: Parking shall not occur within a front street setback or side street setback.
- (E) Operation:
 - (1) The business incubator may include space for retail, office, service, workshop, and/or light manufacturing.
 - (2) The business incubator shall provide individual workspaces separated by floor-to-ceiling walls.
 - (3) The business incubator may provide a maximum of two (2) loading spaces with 15x14 overhead doors. Bay doors shall not face the primary street frontage.
 - (4) The business incubator shall include common areas for administrative support services, business equipment, conference and meeting rooms, break room and concessions, truck docks and ramps, and other equipment and facilities.

30-5-2.26 Churches

- (A) Where Required: All residential districts and the TN1 District.
- (B) Access: Churches located on sites of three (3) acres or more shall have primary access to a collector or thoroughfare street; however, churches in existence prior to July 1, 1992 and churches in the TN1 District are exempt from this requirement.
- (C) Location: In the TN1 District, the use shall be placed on a lot so as to front on the street and, where possible, terminate a vista.
- (D) Setback: In the TN1 District, street setbacks may be modified upon proper approval in order to preserve views or significant trees.
- (E) Parking: In the TN1 District, parking shall not occur within a front street setback or side street setback.
- (F) Accessory Use: In the TN1 District, only one accessory building shall be allowed. It shall be set back a minimum of twenty (20) feet farther than is the front facade of the principal structure.

30-5-2.30 Convenience stores (with fuel pumps)

- E) Property Separation: In the TN1 District, no such use shall be located within $\frac{3}{4}$ mile of another such use.

30-5-2.33.5 Department, Variety, or General Merchandise Store

- (A) Where Required: TN1 District
- (B) Maximum Area: Gross floor area shall not exceed 18,000 square feet.

30-5-2.35 Elementary or Secondary Schools

- (A) Where Required: AG, all residential, TN1, and LO Districts.
- (B) Access: Except in the TN1 District, elementary or secondary schools shall have primary access to a collector or thoroughfare street; however, elementary or secondary schools in existence prior to July 1, 1992 are exempt from this requirement. In the TN1 District, pedestrian connections to schools for surrounding neighborhoods shall not be inhibited by large parking areas or setbacks.
- (C) Minimum Area: Except in the TN1 District, all elementary or secondary schools shall be located on a minimum of three (3) acres.

30-5-2.40.5 Food Stores

- (A) Where Required: TN1 District
- (B) Maximum Area: Gross floor area shall not exceed 18,000 square feet.

30-5-2.46.5 Hardware Stores

- (A) Where Required: TN1 District
- (B) Maximum Area: Gross floor area shall not exceed 18,000 square feet.

30-5-2.47 Home Occupations (including renting of rooms)

- (A) Where Required: AG, all residential, TN1, GO-M, GO-H, NB, and CB Districts.
- (B) Maximum Area: Area set aside for the home occupation shall occupy no more than twenty-five percent (25%) of the gross floor area of the dwelling unit.
- (C) Outside Storage: No outside storage or display of items associated with the home occupation is permitted.
- (D) Operation:
 - (1) The home occupation shall be conducted entirely within a dwelling unit exclusive of a garage or carport, with the exception of home occupations consisting of Artisans and Crafts in the TN1 District, which may occur within a garage or other enclosed accessory building. The home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes and shall not change the outward appearance of the residence.
 - (2) Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist offices, architects, accountants, family day care (5 or less persons), food catering, and handicrafting.
 - (3) Only handmade items, foodstuffs, and crafts made on the premises may be offered for sale on the premises. No goods, products, or commodities brought into the dwelling unit for purposes of resale shall be sold on the premises.
 - (4) No person may be employed who is not an occupant of the dwelling, except in the TN1 District where the home occupation falls into the category of Artisans and Crafts, in which case one apprentice who is not an occupant of the dwelling unit may be employed and work on-site. In all other zoning districts

where home occupations are permitted, persons who are not occupants of the dwelling may be employed in connection with the home occupation provided they:

- (a) do not work at or on the site of the dwelling;
- (b) do not report to work at or near the dwelling;
- (c) do not go by the dwelling to pick up orders, supplies, or other items related to the home occupation;
- (d) do not report to the dwelling for pay;
- (e) do not associate with the dwelling in any manner that could be interpreted as part of a normal employer/employee relationship.
- (f) Instructions in music, dancing, art, or similar subjects shall be limited to no more than five (5) students at one time.
- (g) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.
- (h) One (1) commercial vehicle, which shall not exceed thirty (30) feet in length, may be allowed in conjunction with the home occupation.
- (i) No delivery of supplies and/or materials used in connection with the home occupation may be made by any commercial vehicle to the dwelling, provided however, that the provisions herein shall not preclude the receipt of supplies or materials not used in connection with the home occupation.
- (j) Use or storage of any explosive material in conjunction with the home occupation is prohibited.

- (E) Compliance With Other Regulations: All home occupations shall comply with all applicable federal, State, and local regulations

30-5-2.51.5 Libraries

- (A) Where Required: TN1 District

- (B) Location: The use shall be placed on a lot so as to front on the street and, where possible, terminate a vista.

- (C) Setback: Front setbacks may be modified upon proper approval in order to preserve views or significant trees.
- (D) Parking: Parking shall not occur within a front street setback or side street setback.
- (E) Accessory Use: Only one accessory building shall be allowed. It shall be set back a minimum of twenty (20) feet farther than is the front facade of the principal structure.

30-5-2.59.5 Museums or Art Galleries (Refer to Libraries for Development Standards)

30-5-2.62.5 Post Offices (Refer to Libraries for Development Standards)

30-5-2.73.5 Service Stations, Gasoline

- (A) Where Required: TN1 District
- (B) Property Separation: No such use shall be located within 3/4 mile of another such use.
- (C) Fuel Service Islands/Pumps: There shall be no more than one (1) fuel service island containing no more than four (4) fuel pumps.
- (D) Outdoor Storage: No outdoor storage of vehicles or any materials shall be permitted.

30-5-2.81 Swim and Tennis Clubs

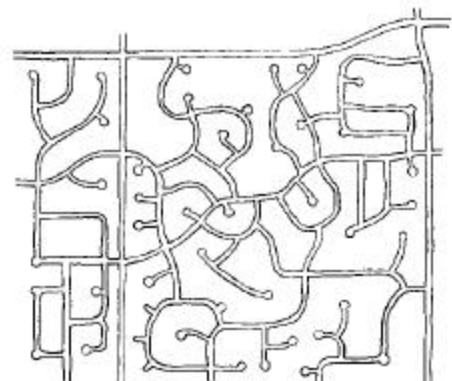
- (A) Where Required: All residential, TN1, GO-M, GO-H, HB, CP, LI, and PI Districts.
- (B) Minimum Area: The minimum area shall be two (2) acres; it shall be one (1) acre if in a TN1 District or located on common area within a development.
- (C) Setback: There shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned property.
- (D) Security Fencing: Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum four (4) feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.
- (E) Parking: In the TN1 District, parking shall not occur within a front street setback or side street setback.

30-5-3 PARKING, STACKING, AND LOADING AREAS

30-5-3.1 General Requirements

- (A) Exemption for CB District: The minimum parking requirements of Table 30-5-3-1 shall not apply to properties within or surrounded by the Central Business (CB) District.
- (B) Reduction in Traditional Neighborhood District: The parking requirements listed in Table 30-5-3-1 shall be reduced by twenty-five percent (25%) for uses in the TN1 Traditional Neighborhood District.
- (C) Parking, Stacking, and Loading Space Required: When any building or structure is erected, modified, enlarged, or increased in capacity, or any open use is established, modified, or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increases in capacity, the requirements of this Section shall apply only to such enlargements, modifications, or increases in capacity.
- (D) Required Number: The minimum number of required parking, stacking, and loading spaces is indicated in Table 30-5-3-1 and Section 30-5-3.7 (Loading Areas). In cases of mixed occupancy, the minimum number of parking, stacking, and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.
- (E) Off-Street and On-Street: (see Figure 22)
 - (1) In all districts except the Traditional Neighborhood (TN1) District, all required parking spaces shall be provided as off-street spaces.
 - (2) In the Traditional Neighborhood (TN1) District, required parking spaces may be provided as both off-street and on-street spaces. The credit for on-street spaces for a lot shall be determined by projecting the lot's lines across abutting street(s), counting the total number of on-street spaces (both sides of the street) within the area thus defined, and dividing by two (2).
- (F) Handicapped Spaces: Spaces for the physically handicapped shall be provided as required by the NC Building Code (See Appendix 5: Illustrations).
- (G) Minimum Required: In all instances where parking is required, except for residential uses and uses in the Traditional Neighborhood (TN1) District, a minimum of five (5) parking spaces shall be provided.
- (H) Reduction of Minimum Requirements: Unless there is a change in use requiring a lesser number of spaces, the number of spaces shall not be reduced below the minimum requirements of this Ordinance except as provided for in Section 30-5-4.1(C) (Reduction in Parking Requirements for Pre-Existing Developments).

On-Street Parking in TN1 District - Figure 22



- (I) Maintenance: All parking, stacking, and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.
- (J) Access: All parking, stacking, and loading facilities shall have vehicular access to a street, either directly or via a shared driveway or an alley.
- (K) Use for No Other Purposes: Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Compliance of the affected principal use shall immediately become void.
- (L) Historic Districts: Parking in any Historic Overlay Districts shall comply with the requirements of Section 30-4-4.2(B) (Dimensional Regulations and Exceptions.)

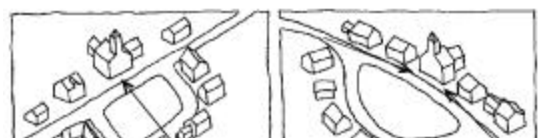
Limited Access Street Network - Figure 23

30-6-13.3 Streets

- (R) Special Standards for Street Design Criteria in the TN1 Traditional Neighborhood Districts:
 - (1) Streets shall provide pedestrian access to all lots.
 - (2) All streets and alleys shall terminate at other streets within the neighborhood and connect to existing and projected through streets outside the development. Streets with cul-de-sacs shall only be permitted where topographic constraints do not allow street connections. (see Figures 23, 24, and 25)
 - (3) A continuous network of alleys to the rear of lots within the District is encouraged.
 - (4) Electricity, telecommunications, cable and similar utilities shall run along rear lot lines wherever possible, shall be located in one ditch or in an otherwise coordinated system to minimize disruption to existing vegetation, and shall be located underground in accordance with Section 30-6-13.6(C) of this Ordinance.
 - (5) If provided, decorative street lamps shall be installed on both sides of the street no more than 100 feet apart. Full spectrum rather than amber tint light is preferred.
 - (6) Rights-of-way and streets are encouraged to differ in dimension pursuant to their function and each street shall be separately detailed.
 - (7) Street pavement shall be only as wide as necessary to safely include travel lanes and on-street parking areas.
 - (8) Steady and even build-to lines shall be established along all streets and public space frontages, determining the width desired for

Traditional Grid Network - Figure 24

Modified Grid Network – Figure 25



each street or public space. A minimum percentage build-out at the build-to line shall be established along all streets and public square frontages.

- (9) The long axis of the street shall have appropriate termination with either a public monument, specifically designed building facade, or a gateway to the ensuing space. (see Figure 25)
- (10) Major thoroughfares and minor thoroughfares shall only be allowed on the edge of a Traditional Neighborhood District and shall not be allowed to penetrate the district. Not more than two collector streets shall penetrate a neighborhood.
- (11) Traditional neighborhood design is dependent upon the standards and improvements that define the form and function of the traditional neighborhood. Meeting minimum or maximum standards will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.

Termination of Streets, Vistas – Figure 26

30-6-13.4 Block Length

In all zoning districts except the TN1 Traditional Neighborhood District, block length shall not exceed one thousand, five hundred (1,500) feet, for a maximum block perimeter of six thousand (6,000) feet, except that a block length of up to three thousand (3,000) feet may be approved in the Watershed Critical Area. In the TN1 Traditional Neighborhood District the length of a new block shall not exceed six hundred (600) feet. For reasons of topography, block length in the TN1 Traditional Neighborhood District may be a maximum of 800 feet as long as a pedestrian pathway traverses the block near its midpoint.

30-6-13.5 Sidewalks

- (A) Generally: Except along controlled access facilities, sidewalks shall be required on all thoroughfare streets, and at other locations on collector, subcollector and local residential streets where a pedestrian traffic generator requires separation of pedestrian and vehicular traffic. Sidewalks shall have a minimum width of five (5)

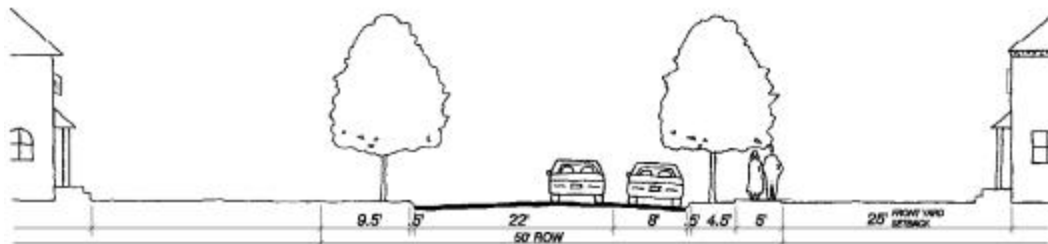
feet and be constructed on one side of the right-of-way as determined by the Technical Review Committee.

- (B) In Traditional Neighborhood Districts: All streets in the TN1 Traditional Neighborhood District shall have sidewalks on both sides. Sidewalks on a commercial block or a mixed use block containing first-floor commercial uses shall have a width a minimum of from six (6) to sixteen (16) feet as appropriate to allow adequate room for pedestrians, awnings, streetscape and landscape elements.

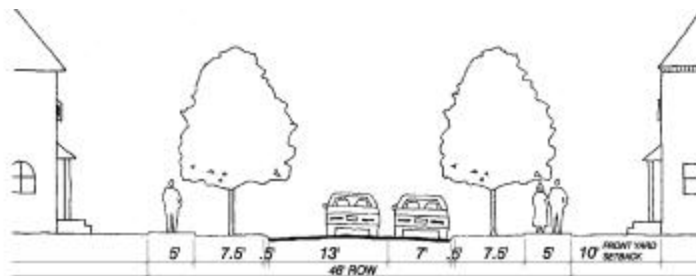
30-6-13.11 Street Trees

Street Trees shall be required along both sides of a street in the TN1 Traditional Neighborhood District in accordance with the approved locations shown in the adopted Traditional Neighborhood Development Plan for the District.

TN and Non-TN Street Standards – Section Views

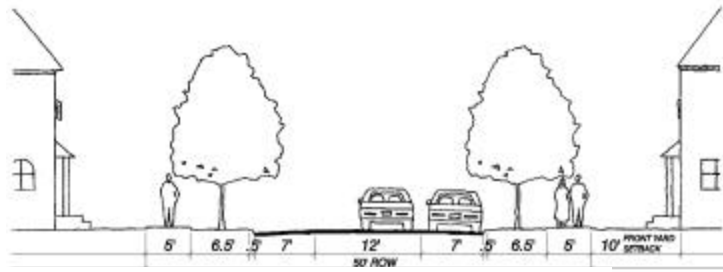


Non-TN Street Standards - Local Residential
Parking – 1 side

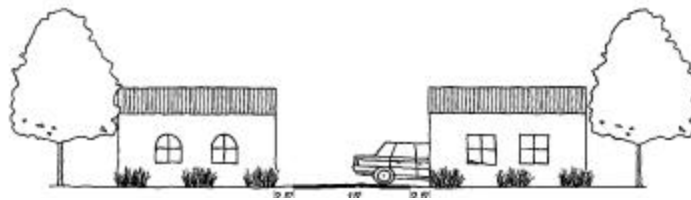


TN Street Standards – Local Residential
Parking – 1 side

TN Street Standards – Section Views



TN Street Standards – Local Residential
Parking- 2 sides



TN Street Standards – Local Residential
Alley Cross Section